Karen Johnson Davidson County
Batch# 677637 DEEDWARR
07/15/2021 12:24:30 PM 5 pgs
Fees: $28.00 Taxes: $1,295.00
20210715-0095344

This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Mile High Borrower 1 (Core), LLC, a Delaware Limited Liability Company
PO Box 4090
Scottsdale, AZ 85261

Name and address of new owner:
Mile High Borrower 1 (Core), LLC, a Delaware Limited Liability Company
PO Box 4090
Scottsdale, AZ 85261

Map parcel number: 059040A04400CO

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Opendoor Property Trust I, a Delaware Statutory Trust,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Mile High Borrower 1 (Core), LLC, a Delaware Limited Liability Company,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 9 day of July, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Opendoor Property Trust I, a Delaware Statutory Trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Kevin Brozek

Title: Auth Signer

STATE OF AZ

COUNTY OF Maricopa

Personally appeared before me, Kylie Celeste Ottney, a Notary Public in and for said County and State, Kevin Brozek, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9 day of July, 2021

_____

Notary Public

Printed Name: Kylie Celeste Ottney

My Commission Expires:

KYLIE CELESTE OTTNEY
Notary Public - Arizona
Maricopa County
Commission # 599091
My Comm. Expires Feb 11, 2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 537 Ewing Drive, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 059040A04400CO

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Phase 1, Brookview subdivision of record in Plat at Instrument No. 20050209-0015100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Michael Sperlak, an unmarried man to Opendoor Property Trust I, a Delaware staturory trust, recorded May 12, 2021, at Instrument No. 20210512-0063752, of the Register's Office of Davidson County, Tennessee.

Being also known as 537 Ewing Drive Nashville, Tennessee 37207.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

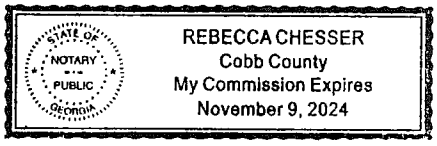
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $350,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 9th day of JULY, 20 21.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address: 537 Ewing Drive, Nashville, TN 37207

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on JULY 9, 2021 (date of document).

Kayla Short
Affiant Signature

7/9/2021
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 9TH day of JULY, 20 21,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024